

NORTHILL PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD IN CHURCH HALL, SAND LANE, NORTHILL ON TUESDAY 16TH DECEMBER 2008 COMMENCING AT 5.35 PM.

Present: Councillor M Hall (Chairman), Councillors J Coutts, S Mandley, H Papworth and the Clerk.

Also in attendance were two members of the public.

1. APOLOGIES

Apologies were received from Councillor A Bird.

2. DECLARATION FROM MEMBERS IN RELATION TO PERSONAL OR PREJUDICIAL INTEREST IN ANY AGENDA ITEM

Councillor Papworth declared a non pecuniary interest in items 6.1 and 6.2.

3. OPEN FORUM FOR 10 MINUTES TO ALLOW MEMBERS OF THE PUBLIC TO SPEAK

Standing orders were suspended at 5.37 pm.

Both members of the public spoke against applications 08/02213/FULL and 08/02214/LB and confirmed that they had already forwarded their written objections directly to the Planning Department at MBDC. The first stated that he was a direct neighbour to the application site and objected as his property would be overlooked. The second member of public was the occupier of the premises and stated that he ran a business from the site.

Standing orders were resumed at 5.50 pm.

4. TO APPROVE MINUTES OF THE PLANNING COMMITTEE MEETINGS HELD ON 2ND DECEMBER 2008

The minutes of the meeting of the Planning Committee held on 2nd December 2008 were taken as read, confirmed and signed as a true record.

5. TO RECEIVE REPORTS ON CURRENT LOCAL PLANNING APPLICATIONS

5.1 08/01949/FULL Plum Tree Cottage, 4A Caldecote Green, Upper Caldecote, Biggleswade, SG18 9BX
Full: Erection of single storey front porch (Retrospective)
Full Conditional Approval

5.2 08/01820/TPO The Vicarage, Biggleswade Road, Upper Caldecote, Biggleswade, SG18 9BL
Tree Preservation Order: Fell Horse Chestnut Tree
TPO Consent

6. TO CONSIDER PLANNING APPLICATIONS:

6.1 08/02213/FULL Barns at Home Farm, Northill Road, Ickwell
Full: Conversion of barns to 2 no. residential units, including demolition of stables, silos and other structures

RESOLVED that objections be raised to the application as if permitted there would be loss of an actual employment site

It should be noted that:

- i)** item 14 on the application is incorrect in stating that there are no employees as there are four employees on the site;
- ii)** item 20 on the application is misleading when it states that "None of the land to which the application relates is, or is part of an agricultural holding" since

- there is agricultural as well as livery activity on the site as stated in Section 4.4 of the document Access Appraisal "Deliveries of feed materials are generally internal in nature arriving from the adjacent facilities and fields without the need to traverse the highway network"; and
- iii) as stated in the document Bat Survey July 2008 Section 3.6.7 "An assessment of the value of the building to bats in accordance with the 'Bat Mitigation Guidelines' indicates a **High** level of bat interest. This equates to **High** interest at the **National** level on the basis of the species which are present and the way in which the building is being used". The bats would be affected if the application was approved. The site is also well used by other wildlife, e.g. swallows.

- 6.2** 08/02214/LB Barns at Home Farm, Northill Road, Ickwell
Listed Building: Conversion of barns to 2 no. residential units, including demolition of stables, silos and other structures

RESOLVED that objections be raised to the application as if permitted there would be loss of an actual employment site

It should be noted that:

- i) item 14 on the application is incorrect in stating that there are no employees as there are four employees on the site;
- ii) item 20 on the application is misleading when it states that "None of the land to which the application relates is, or is part of an agricultural holding" since there is agricultural as well as livery activity on the site as stated in Section 4.4 of the document Access Appraisal "Deliveries of feed materials are generally internal in nature arriving from the adjacent facilities and fields without the need to traverse the highway network"; and
- iii) as stated in the document Bat Survey July 2008 Section 3.6.7 "An assessment of the value of the building to bats in accordance with the 'Bat Mitigation Guidelines' indicates a **High** level of bat interest. This equates to **High** interest at the **National** level on the basis of the species which are present and the way in which the building is being used". The bats would be affected if the application was approved. The site is also well used by other wildlife, e.g. swallows.

- 6.3** 08/02223/FULL Woodhanger, 16 Northill Road, Ickwell SG18 9ED
Full: Replacement and extended single storey rear extension and carport

RESOLVED that no objection be raised to this application.

- 6.4** 08/02227/ADV Land adjacent Manor Farm, Great North Road, Lower Caldecote
Advertisement Consent: 2 no. free standing hoarding signs

RESOLVED that no objection be raised to this application. It should be noted, however, that Northill Parish Council should declare an interest in this application as it employs the applicants, as Agricultural and Amenity Contractors to cut the parish grass, a business which is also run concurrently from the application site.

- 6.5 Councillor Hall informed members that executive action was being taken to include a further planning application for decision.

08/02296/FULL Northhill V A Lower School, Bedford Road, Northhill, Biggleswade SG18 9AH
Full: Replacement of existing flat-roof bay windows with new pitched-roof bay windows.

RESOLVED that no objection be raised to this application.

7. CORRESPONDENCE

None.

8. MBDC – GYPSY AND TRAVELLER DEVELOPMENT PLAN BRIEFING – PREFERRED OPTIONS

This was deferred from the last meeting.

- Policy Survey: this requested comments on the Draft Development Management Policy that will set the criteria to enable the Council to determine planning applications for Gypsy and Traveller development.
- Site Survey: this asked whether there was a wish to make a representation on any of the sites, either the shortlisted or the rejected sites. Northhill parish had one shortlisted site (Oak Tree Nursery and Magpie Farm, Hill Lane, Upper Caldecote) and two rejected sites (R1: 7, 16 & 28 Woodside Caravan Park, Hatch and R2: 2, 2A & 3 Woodside Caravan Park, Hatch).

After discussion it was decided that the Committee did not wish to comment on the Draft Development Management Policy nor make a representation on any of the sites.

RESOLVED that no comment is made on the Draft Development Management Policy neither is representation made on any of the sites.

8. DATE OF NEXT MEETING

T.B.A. There being no other business the meeting closed at 7.16 pm.